महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७(१कक)(ग) अन्वये मंजुरी.

नागपूर महानगरपालिका विकास नियंत्रण नियमावलीमध्ये नवीन नियम क्र.३८ व अॅपेंडिक्स यु समाविष्ट करण्याबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
शिबीर कार्यालय, नागपूर.
शासन निर्णय क्र.टिपीएस-२४०९/नाशिका-४/प्र.क्र.३६५/०९/नवि-९
दिनांक: १५ डिसेंबर,२००९.

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाचे राजपत्रात कृपया प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यासन अधिकारी.

प्रति,

१) सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.
२) अध्यक्ष, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण, गृहनिर्माण भवन,वांद्रे (पूर्व), मुंबई.
३) विभागीय आयुक्त, नागपूर विभाग, नागपूर.
४) आयुक्त, नागपूर महानगरपालिका, नागपूर.
५) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
६) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
७) मुख्य अधिकारी, गृहनिर्माण व क्षेत्र विकास मंडळ, सिव्हील लाईन्स, नागपूर.
८) जिल्हाधिकारी,नागपूर.
९) उपसंचालक, नगररचना, नागपूर विभाग,नागपूर.
१०) सहायक संचालक, नगररचना, नागपूर शाखा, नागपूर.
११) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात नागपूर विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करण्यात येवून त्यांच्या प्रत्येकी १० प्रती या विभागास, उपसंचालक, नगररचना, नागपूर विभाग, नागपूर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठविण्यात याव्यात.)
१२) कक्ष अधिकारी, नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई.
(त्यांना विनंती करण्यांत येते की,सोबतची अधिसूचना विभागाच्या वेब साईटवर ठेवावी.)
१३) निवडनस्ती (नवि-९).

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated ...... 15th December, 2009.

NOTIFICATION

The Maharashtra Regional & Town Planning Act, 1966.

No. TPS 2409/NCO-4/CR-365/09/UD-9: Whereas, the Development Control Rules (hereinafter referred to as "the said DCRs") for the area within the jurisdiction of Nagpur Municipal Corporation (hereinafter referred to as "the said Corporation") has been sanctioned by Government vide Urban Development Depatment's Notification No.TPS-2400/1684/CR-192/2000/UD-9, dated 31st March, 2001 to come into force with effect from 9th April, 2001;

And whereas, there is no provision to deals with Low Cost Housing Schemes of the Maharashtra Housing & Area Development Authority (MHADA) in the said DCRs;

And whereas, Govt. in Housing Department has declared the "Housing Policy" (hereinafter referred to as "the said policy");

And whereas, the said policy proposed to allow redevelopment of MHADA colonies by providing higher FSI and to revise the size of old tenements. This will enable the present occupants to have better accommodation as well as create additional housing stock;

And whereas, Govt. felt it necessary in the public interest at large, to prepare a new set of regulation No. 38 to be added after the existing regulation No. 37 with Appendix "U" (hereinafter referred to as "the said proposed modification").

And whereas, in view of powers vested under sub-section (1AA) of section 37 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act"), Government has issued notice No. TPB 2408/1924/CR-212/08/UD-9 dated 17th July, 2008 (hereinafter referred to as "the said notice") regarding incorporation of Rule No.38 regarding development/ redevelopment of Low Cost Housing Schemes of MHADA in the said DCRs for the Nagpur Municipal Corporation area (hereinafter referred to as "the said modification") and inviting suggestions/objections from the general public within a period of one month from the date of publication of this notice in the official gazette. Also appointed the Dy.

Director of Town Planning, Nagpur Division, Nagpur having his office at Old Secretariat Building, Civil Lines, Nagpur as an officer under sub-section (1) of section 162 of the said Act (hereinafter referred to as "the said Officer") and who will submit his report to Government within 30 days after expiry of the above mentioned period;

And whereas, the said officer has submitted his report regarding the said modification on 5th December, 2008 to Government;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Govt. is of the opinion that the said Modification should be sanctioned;

Now, therefore, in exercise of the powers vested under section 37(1AA) [c] of the said Act, Govt. hereby-

A) Sanctions the said modification as mentioned in the "Schedule" attached herewith.

B) Fixes the date of publication of this notification in the government gazette as the date of coming into force of this modification.

C) Directs the said corporation to add new entry as per schedule enclosed herewith in the schedule of modifications appended to the Notification dated 31st March, 2001 sanctioning the said Development Control Regulations after last entry.

By order and in the name of the Governor of Maharashtra,

(Pradeep Gohil)
Section Officer

Note: **This notice is also published on Department's web site at www.urban.maharashtra.gov.in**

SCHEDULE

Accompaniment to Government in Urban development Department's Notice No. TPS 2409/NCO 4/CR-365/09/UD-9 dated 15th December, 2009.

Regulation No.38: Development/redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group of the MHADA having at least 60% built up area in the form of tenements under EWS, LIG & MIG categories shall be 2.50.

2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/occupiers of buildings or by housing societies/occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under –

a) Total permissible FSI shall be 2.5 on gross plot area.

b) The incentive FSI admissible against the FSI required for rehab shall be as under –

(i) In congested area, for the area upto 4000 sq.mt. the incentive FSI admissible will be 50%.

(ii) In congested area, for the area above 4000 sq.mt. the incentive FSI admissible will be 60%.

(iii) Outside congested area, for the area upto 4000 sq.mt. the incentive FSI admissible will be 60%.

(iv) Outside congested area, for the area above 4000 sq.mt. the incentive FSI will be 75%.

(c) In the redevelopment scheme either –

(i) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA & Society/ Developer in the ratio of 2:1.

(d) In the scheme, for the land allotted for societies of MIG & HIG and developed plot allotted individually to MIG & HIG group, the permissible FSI shall be as per Table 28 of Appendix-N of Development Control Regulation 15.

3) In case of grant of NOC with additional permissible Builtup area over and above the permissible FSI by Nagpur Housing Board/MHADA for the purpose of undertaking Redevelopment/Utilisation, MHADA shall charge premium at the rate decided by Govt. in Housing Department from time to time.

4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA

for EWS, LIG categories, the Regulations in Appendix-U (newly added after Appendix-T) shall apply.

5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

6) For the off site infrastructure, MHADA shall pay to the Nagpur Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

7) Notwithstanding anything contained in these regulations, the relaxations incorporated in Regulations No. 37 of these regulations shall apply for Housing schemes under this regulation for tenements under EWS/LIG and MIG categories. However, the front open space in no case shall not be less than 3.6 mt.

8) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/Nagpur Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.

9) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.

(Pradeep Gohil)
Section Officer

for EWS, LIG categories, the Regulations in Appendix-U (newly added after Appendix-T) shall apply.

5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

6) For the off site infrastructure, MHADA shall pay to the Nagpur Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

7) Notwithstanding anything contained in these regulations, the relaxations incorporated in Regulations No. 37 of these regulations shall apply for Housing schemes under this regulation for tenements under EWS/LIG and MIG categories. However, the front open space in no case shall not be less than 3.6 mt.

8) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/Nagpur Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.

9) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.

(Pradeep Gohil)
Section Officer

Appendix 'U'
(Regulation 38)

Regulation for Low Cost Housing Schemes of the Maharashtra Housing and /area Development Authority for Economically Weaker Section (EWS) and Low Income Groups(LIG)

1. **Density –**

a) Density shall be upto 450 tenements per net hectare having at least 60 percent tenements for EWS/LIG housing.

b) Extra density of 20 percent over and above the normally permissible density will apply for such housing schemes, with 60 per cent tenements under the E.W.S. and L.I.G. categories.

2. **Minimum Plot Size –**

a) In the case of a growing house on a plot of 25 sq.m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificate for second phase issued as required.

b) **Multi-purpose rooms –** A multi purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.

c) Cooking space (alcove) – Provision of separate kitchen shall not be necessary. However, Cooking space shall be allowed with a minimum use of 2.4 sq.m. with minimum width of 1.2 m.

d) **Combined toilet** – A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter,

e) **Height** – the average height for a habitable room with sloping roof shall be minimum 2.6 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.

f) Plinth – The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

3. **External walls –** 115 mm. thick external brick wall without plaster shall permitted.

4. **Staircases** – Single flight staircases without landing between the two floors shall be permitted.

5. **Front open space** – The front open space from roads having width of 9.14 m. and below shall be of a minimum of 1.5 m for buildings with height of upto 10 m.

6. **Open space (side and rear)** – The distance between two ground floor structures shall be of minimum of 4.5 m. for purposes of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from an open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

7. **Pathways**- The width of pathways shall be as follows –

i) 1.5 m width of pathways upto 20 m. in length.

ii) 2 m. width of pathways upto 30 m. in length.

iii) 2 .5 m. width of pathways upto 40 m. in length.

iv) 3 m. width of pathways upto 50 m. in length.

8. **Flushing cistern** – In water closets, flushing cistern shall not be essential and toilets without this provisions may be permitted.

9. **Water closet pan size** – the water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.

10. Septic tank and leaching pits (soak pits) A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to the available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

11. **Convenience shopping** – Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.0 is available and is provided.

12. **Recreation Ground** – In the layouts, provisions for recreation ground shall be on the lines prescribed in these Regulations.

13. **Ancillary structures** – Ancillary structures such a permissible ground tank, overhead tank substations etc, shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 per cent of such space shall be utilised for such purposes.

******

प्रादेशिक योजना सांगली-मिरज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम २०(४) अन्वये फेरबदल मंजूर करणेबाबत.

मौजे कवठेमहांकाळ, जि.सांगली

ग.नं.१५२४(जुना स.नं.५४२ व ५४३) स.नं.५३४, ५४५, ५४६(पै), ५४०, ५४१, ५४४, ७५६, ७५४(पै), ७५३(पै) व ७५७(पै) ह्या जमिनी शेती विभागातून वगळून रहिवास विभागात समाविष्ट करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस - २००८/१६१२/प्र.क्र.१५१२/०८/नवि-१२

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २४.१२.२००९

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द करावी.

महाराष्ट्र राज्यपाल यांच्या आदेशानुसार व नावाने

(सि. म. रानडे)

अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

जिल्हाधिकारी, सांगली.

सहाय्यक संचालक नगर रचना, सांगली शाखा, सांगली.

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, सांगली शाखा, सांगली यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१२)

Report Notification Dt.23.11.09

अधिसूचना

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई : ४०० ०३२.

दिनांक : २४.१२.२००९

क्रमांक टिपीएस - २००८/१६१२/प्र.क्र.१५१२/०८/नवि-१३

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

ज्याअर्थी, सांगली-मिरज प्रादेशिक योजना (यापुढे "उक्त प्रादेशिक योजना", असे संबोधिलेले) शासनाने नगर विकास व सार्वजनिक आरोग्य विभागाची अधिसूचना क्र. टिपीएस-२०७९/३४३४(ब)/प्र.क्र.३१३/७९/नवि-७, दिनांक १५ मार्च १९८५ अन्वये मंजूर केली असुन ती दिनांक ३० मे १९८५ पासून अंमलात आली आहे.

आणि ज्याअर्थी, उक्त प्रादेशिक योजनेच्या प्रस्तावानुसार मौजे कवलेमहांकाळ, जि.सांगली येथील ग.नं.१५२४(जुना स.नं.५४२ व ५४३) स.नं.५४४, ५४५, ५४६(पै), ५४०, ५४१, ५४४, ७५६, ७५४(पै), ७५२(पै) व ७५७(पै) या जमिनी (यापुढे ज्यांचा "उक्त जमिनी" असा उल्लेख करण्यात आला आहे) "शेती तथा ना-विकास विभागात" समाविष्ट आहेत;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) चे कलम २० पोटकलम (२) मधील तरतुदीनुसार पुढील अटींसापेक्ष उक्त जमिनी शेती तथा ना विकास विभागातून वगळून रहिवास विभागात समाविष्ट करण्याकरीता उक्त प्रादेशिक योजना सुधारित करणे आवश्यक आहे.

अट क्र. १ - जिल्हाधिकारी, सांगली विहित करतील त्या प्राथमिक सुविधा संबंधित जमीन मालक स्वखर्चाने करतील व तशा केल्या आहेत याबाबत जिल्हाधिकारी सांगली यांचे समाधान करतील.

अट क्र.२ - जागेच्या रेखांकनातील १०% खुल्या जागेव्यतिरिक्त १०% अतिरिक्त क्षेत्र सुविधा क्षेत्र म्हणून दर्शविणे आवश्यक राहिल.

(यापूढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आला आहे)

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २० चे पोटकलम (३) च्या तरतुदीनुसार उक्त फेरबदल करण्यासाठी शासनाच्या नगर विकास विभागाने क्र.टिपीएस-२००८/१६१२/प्र.क्र.१५१२/०८/नवि-१३, दिनांक २४.२.२००९ अन्वये आम जनतेच्या हरकती/सूचना मागविण्यासाठीची नोटीस महाराष्ट्र शासन राजपत्र, भाग-१ पुणे विभागीय पुरवणीत दिनांक १९.३.२००९ रोजी पृ.क्र.९९५ ते ९९६ वर प्रसिध्द केली आणि विहित मुदतीत प्राप्त सूचना हरकती दाखल करणा-यांना सुनावणी देण्याकरीता व शासनास अहवाल सादर करण्याकरिता अधिकारी म्हणून उपसंचालक नगर रचना, पुणे विभाग, पुणे यांची नियुक्ती करण्यात आली होती (यापुढे "उक्त अधिकारी" असे संबोधले आहे);

आणि ज्याअर्थी उक्त अधिका-यांच्या प्राप्त अहवालावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त जमीनी काही अटींसह शेती तथा ना विकास

विभागातून वगळून रहिवास विभागात समाविष्ट करणे आवश्यक असल्याचे शासनाचे मत झाले आहे. तसेच ग.नं.१५२४ मधील प्रस्तावीत पुर्व पश्चिम १८ मी. रुंद रस्त्याची आखणी उक्त फेरबदल दर्शविणा-या भाग नकाशात दर्शविल्याप्रमाणे किंचीत उत्तरेस सरकविणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

त्याअर्थी आता उक्त अधिनियमाचे कलम २० चे पोटकलम (४) व त्या अनुषंगाने प्राप्त अधिकारात शासन उक्त जमिनीबाबत उक्त फेरबदल प्रस्तावास पुढील प्रमाणे मंजुरी देत आहे व त्याकरीता उक्त प्रादेशिक योजना मंजुरीच्या दिनांक १५/३/१९८५ च्या अधिसूचनेतील फेरबदलांच्या अनुसूचीमध्ये शेवटीच्या नोंदीनंतर पुढील नवीन नोंद समाविष्ट करण्यात येत आहे.

नोंद

मौजे कवठेमहांकाळ, जि.सांगली येथील ग.नं.१५२४(जुना स.नं.५४२ व ५४३) स.नं.५३४, ५४५, ५४६(पै), ५५०, ५५१, ५५४, ५५६, ५५४(पै), ५५३(पै) व ५५७(पै) या जमिनी खालील अटीस अधिन राहून शेती तथा ना विकास विभागातून वगळून नकाशात दर्शविलेल्या रस्त्यांच्या आखणीसह रहिवास विभागात समाविष्ट करण्यात येत आहे.

<u>अट क्र. १</u> - जिल्हाधिकारी, सांगली विहित करतील त्या प्राथमिक सुविधा संबंधित जमीन मालक स्वखर्चाने करतील व तशा केल्या आहेत याबाबत जिल्हाधिकारी सांगली यांचे समाधान करतील.

<u>अट क्र.२</u> - जागेच्या रेखांकनातील १०% खुल्या जागेव्यतिरिक्त १०% अतिरिक्त क्षेत्र सुविधा क्षेत्र म्हणून दर्शविणे आवश्यक राहिल.

<u>टिप</u> :

अ) उक्त मंजूर फेरबदल दर्शविणारा भाग नकाशा टिपीएस- २००८/१६१२/ प्र.क्र.१५१२/०८/ नवि-१३, नागरिकांच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेमध्ये खाली नमूद केलेल्या कार्यालयामध्ये ठेवण्यात आला आहे.

१. उपसंचालक नगर रचना, पुणे विभाग, पुणे.

२. जिल्हाधिकारी, सांगली.

३. सहाय्यक संचालक नगर रचना, सांगली शाखा, सांगली.

ब) सदर फेरबदलाची अधिसूचना शासनाच्या www.urban.maharashtra.gov.in वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(वि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

NOTIFICATION

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai-400032.

Date- 24.12.2009

No. TPS-2008/1612/CR-1512/08/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, the Regional Plan of "Sangli-Miraj Region (hereinafter referred to as "the said Regional Plan") has been sanctioned by Government in, Urban Development & Public Health Department vide its Notification No. TPS-2076/3434(B)/GR-313/79/UD- 7 dated 15th March, 1985 and has come into force with effect from 30th May, 1985;

And whereas, as per the proposals of the said Regional Plan the land bearing G.No.1524(Old S.No.542, 543)S.No.534, 545, 546(pt), 540, 541, 544, 756, 754(pt), 753(pt) & 757(pt) village Kavathemahakal, Dist. Sangli is included in Agricultural/No Development Zone (hereinafter referred to as "the said lands");

And whereas, Government of Maharashtra is of the opinion that it is necessary to change the zoning of the said lands from Agricultural/No development Zone to Residential Zone under sub section (2) of section 20 of the Maharashtra Regional & Town Planning Act 1966 (hereinafter referred to as the said Act) subject to following conditions.

Conditions:-

1. Owner of the land shall provide the necessary infrastructure facilities/amenities as may be specified by the collector & up to the satisfaction of the collector, Sangli.
2. 10% additional Amenity space shall be kept in addition to the required 10% open space in the layout of the land.

(hereinafter referred to as "the said modification")

And whereas, the notice regarding the proposed modification under sub section (3) of section 20 of the Maharashtra Regional and Town Planning Act, 1966 inviting suggestions/objections from General Public vide Urban Development Department's Notice No. TPS-2008/1612/CR-1512/08/UD-13 dated 24.02.2009 was published, which appeared in Maharashtra Government Gazette Part-I, Pune dated 19.03.2009 at page No.995 to 996. The Deputy Director of Town Planning, Pune Division, Pune was appointed as an officer by Government to hear suggestions/objections and submit his report to Government (hereinafter referred to as "the said officer")

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning Maharashtra State, Pune, Govt. is of the opinion that Zoning of the said land shall be changed from Agriculture/No Development Zone to Residential Zone with certain conditions; And the alignment of the 18 m. wide proposed road from the land bearing Gat No.1524 is necessary to be shifted slightly towards north;

Now, therefore, in exercise of the powers conferred by sub-section (4) of section 20 of the said Act, the Government hereby finally sanctions the said modification proposal and modifies the notification sanctioning the said Regional Plan; for that purpose after the last entry the new entry is added in the schedule of Modifications appended to the Notification dated 15th March 1985 sanctioning the said Regional Plan as follows.

ENTRY

Land bearing G.No.1524(Old S.No.542, 543), S.No.534, 545, 546(pt), 540, 541, 544, 756, 754(pt), 753(pt) & 757(pt) is deleted from Agricultural & No Development Zone & included in Residential Zone with road network as shown on plan & with following Conditions;

Conditions:-

1. Owner of the land shall provide the necessary infrastructure facilities/amenities as may be specified by the collector & up to the satisfaction of The Collector, Sangli.
2. 10% additional Amenity space shall be kept in addition to the required 10% open space in the layout of the land.

Note :-

A. The plan bearing No.TPS-2008/1612/CR-1512/08/UD-13, showing the said draft modification is available for inspection by the general public during office hours on all working days at the following offices.
   1. The Deputy Director of Town Planning, Pune Division, Pune, S.No. 74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune-9.
   2. The Collector of Sangli.
   3. Assistant Director of Town Planning, Sangli Branch, Sangli.

B This notification is also published on government web site at www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.

(V. M. Ranade)
Under Secretary to Government.

Engl Notification Dt 25.11.09